

Clark County Planning Commission
Regular Meeting – 2 p.m.
Wednesday, February 1, 2006

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

1. **Minutes – January 4, 2006 (Regular)** *Discussion &
Action*

2. **Subdivision** **Northridge Subdivision No. 13-C – Preliminary** *Discussion &
Action*
SB-2006-1 Moorefield Township ~ 6.42 acres ~ 7 lots
West End of Regent Ave. and North End of Cornell St.
Judith A. Kambeitz and Terry A. Hoppes
PUBLIC HEARING

3. **Appoint Nominating Committee for Board Officers** *Discussion &
Action*

4. **Staff Comments** *Discussion*

5. **Adjournment** *Action*

Minutes

Clark County Planning Commission

Regular Meeting ~ 2 p.m.
Wednesday, January 4, 2006

Administrative Building
of the former Springview Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Elliott Turner, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 p.m.

Present: Mr. Elliott Turner, Mr. Lowell Bicknell, Mr. Max Cordle, Ms. Diane Jordan, Mr. Robert Jurick (arrived 2:11), Mrs. Elaine Stevenson, Mr. David Hartley (arrived 2:09), and Mr. Tackett.

Absent: Mr. Allen Perkins, Mrs. Regina Rollins, and Mr. John Detrick.

CPC: 1-1-2006: Minutes ~ December 7, 2005 (Regular Meeting)

Motion by Mrs. Stevenson, seconded by Mr. Cordle to adopt the minutes.

VOTE: Motion carried unanimously.

G-2006-1 Rezoning Case ~ Magnum Enterprises, Inc. ~ German Township ~ 1.02 acres ~ 1270 Upper Valley Pk. ~ B-1 to B-3 (General Business District)

Mr. Tritle presented the report for the subdivision submitted by Magnum Enterprises, Inc. He highlighted information contained in the staff report and on the maps. The structure is connected to public sewer and water. The building is raised substantially from Upper Valley Pike and is in compliance with flood plain regulations according to the County Flood Plain Administrator. The County Engineer noted that access is only available by Woodcrafter Drive. Additional access off of Rt. 41 or Upper Valley Pike would not be permitted. Drainage appears to be adequate for the present use and the lot is elevated above the surrounding properties. Any other development would have to comply with flood plain regulations. The County Engineer has no objections to this rezoning. Soil Conservation noted that the proposed rezoning should not significantly impact soils or drainage. The Comprehensive Plan shows this area as Community Commercial Development. Quite a bit of the area is zoned business already. The purpose of this rezoning is to have a used automobile dealership on the premises, which fits in with the B-3 zoning. Staff recommends approval from B-1A zoning to B-3.

Mr. Bicknell asked if it could be rezoned to a B-2.

Mr. Tritle responded that B-3 is the category in which a dealership is permitted under the German Township zoning code.

Mrs. Stevenson questioned what would be allowed under the B-3 classification in German Township. She also asked how the lighting would be configured.

Warren Miller, managing partner, stated that he does not know of any significant changes that will be made to the lighting.

Mr. Jurick again expressed concern regarding lighting. He asked if the motion could be amended to include that the lighting not be more extensive than the current use.

Mrs. Stevenson has concern regarding the lighting, but she does not want to prohibit the business from altering the lighting if it is not appropriate. The lighting should not intrude on properties to the west.

Mr. Farnsworth added that the lighting was installed before German Township updated signage and lighting requirements a couple of years ago. Once the reuse occurs, the site has to be brought into compliance with the zoning code. If there are problems with the current lighting, George Degenhart, German Township zoning inspector will address them. This area is monitored very closely.

Mr. Jurick asked that his concerns be noted for the record.

Mrs. Stevenson does not wish to amend her motion.

CPC: 1-2-2006: G-2006-1 Rezoning Case ~ Enterprises, Inc. ~ German Township

Motion by Mrs. Stevenson, seconded by Mr. Cordle to recommend Approval* to the German Township Zoning Commission and the German Township Trustees for the request of Magnum Enterprises, Inc. to rezone 1.02 acres located at 1270 Upper Valley Pk., German Township, from B-1A (Shopping Center District) to B-3 (General Business District).

* This motion includes the following recommended exclusions to said Approval:

EXCLUDING — Automotive Body Shop; Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business; Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment; Trucking & Motor Freight Station or Terminal; and Mini-Warehouse or Self Storage Facilities.

VOTE:

Yes: Mr. Bicknell, Mr. Cordle, Ms. Jordan, Mr. Jurick, Mrs. Stevenson, and Mr. Tuckett.

Pass: Mr. Hartley.

Motion carried.

Z-2006-1 Rezoning Case ~ Shirley A. Clonch ~ Bethel Township ~ .94 acres ~ 2727 Medway-Carlisle Rd. ~ B-2 to R-1 (Rural Residence District)

Mr. Tritle presented the report for the rezoning request submitted by Shirley A. Clonch. He highlighted information contained on the staff report and on the maps. The applicant wishes to

demolish the current structure and place a new structure more toward the center of the property. In order to do that, it must be rezoned "residential" because B-2 does not allow residential uses other than non-conforming grandfathered uses. The County Engineer noted that direct access is utilized through the current driveway and it is assumed that the driveway will continue to be used for the new structure. If not, they would have to obtain a new driveway permit. The County Engineer has no objections to this request. Soil Conservation noted that the rezoning would not significantly impact the soils or drainage and they do not object to the rezoning request. The Utilities Department submitted a letter stating that the property is serviced by public sewer. Planning Staff recommends approval of the rezoning from B-2 to R-1 (Residential District).

CPC: 1-3-2006: Z-2006-1 Rezoning Case ~ Shirley A. Clonch ~ Bethel Township ~ .94 acres ~ 2727 Medway-Carlisle Rd. ~ B-2 to R-1 (Rural Residence District)

Motion by Mrs. Stevenson, seconded by Mr. Bicknell to recommend Approval to the Rural Zoning Commission for the request of Shirley A. Clonch to rezone 0.94 acres located at 2727 Medway-Carlisle Rd., Bethel Township, from B-2 (Community Business District) to R-1 (Rural Residence District).

VOTE:

Yes: Mr. Bicknell, Mr. Cordle, Ms. Jordan, Mr. Jurick, and Mrs. Stevenson.

Pass: Mr. Hartley and Mr. Tackett.

Motion carried.

Staff Comments:

Mr. Farnsworth reported that the subcommittee for Mad River Township proposed modifications will meet Tuesday, January 16, 2006 at 3:00 pm at the Clark County Planning office at 25 West Pleasant Street. Mr. White has submitted some modifications as part of the conversation in December. A copy of the text modifications is available for members. A large map is also available.

A nominating committee for board officers will be appointed at the February meeting.

Board Comments:

Mr. Jurick asked if the Engineer's Office has prepared a report on traffic projections on Enon-Xenia Rd. and Dayton Rd. as a result of recent development.

Mr. Dean Fenton responded that he has attempted to get information from TCC, but has been unsuccessful.

Mr. Jurick asked Mr. Chuck Bauer if he would provide his sources for the information contained in his previous report on sewer capacity.

Mr. Bauer responded that he would.

Adjournment

CPC: 1-4-2006: Adjournment

Motion by Mrs. Stevenson, seconded by Mr. Bicknell to adjourn the meeting.

Motion carried unanimously.

The meeting was adjourned at 2:30 p.m.

Mr. Elliott Turner, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Northridge 13-C (Preliminary)

To: Clark County Planning Commission	Date of Meeting: February 1, 2006
From: Planning Staff	Date of Report: January 24, 2006

Subdivision Information: Moorefield Twp. - Section 27, Town 5, Range 10; located at the west end of Regent Ave. and at the north end of Cornell St..

Owner: Judith A. Kambeitz & Terry A. Hoppes
Developer: Hoppes Builders & Development Co.
Surveyor: Hoppes Engineering & Surveying Co.
Engineer: Hoppes Engineering & Surveying Co.

Request: To subdivide 6.420 acres into 7 lots for condo & commercial development
Facilities: Public water and sewer.

Platting History

This property is currently zoned B-4 (Heavy Business) & B-2 (Community Business).

Below are comments from the various county agencies:

County Engineer

Line, Grade & Typical Section

Watershed

- The acreage and lot numbering provided on the calculations do not agree with those provided on the plan view. The rainfall for the 1-year storm is 2.4 inches, but only 1-inch is shown on the calculations.
- Provide enough information to distinguish between total site pre/post runoff and that which is actually directed to the 48" pipe storage.
- There appear to be about 4 acres of the subdivision subject to the critical flow analysis (lots 15 and 16 to provide separate storm water detention when developed).
- Provide sufficient calcs to determine what type of controls, if any, are required.

Typical Section

- Change the cross slope on the typicals to 3/16"/ft.
- Also increase the 304 width past the back of curb to 1'.
- Continue the walk slope at least 1' beyond edge of walk before starting the backslope.
- Label the backslope accordingly (3:1 max, 4:1 preferred).
- Provide an item for commercial fertilizer.

(See Jan. 23, 2006 memo)

Soil & Water Conservation

No report received.

County Utility Department

The Clark County Utilities Department has reviewed the preliminary plan set for Northridge Sec. 13-C, prepared by Hoppes Engineering and Survey Company. The plan set consists of two (2) plan sheets. Our review comments for the referenced plan set are attached.

Based on our review, we recommend that the preliminary plans be approved by the Commission as they relate to utilities contingent upon the final plans addressing the attached comments. Note that our review and conditional approval of the preliminary plans does not preclude future review and comments of the final development plans by the Utilities Department.

General Construction Notes and Standard Details:

A general notes section and standard details for utilities shall be provided with the final plan set and comply with current Clark County Technical Specifications for Sanitary Sewers and Water Mains.

Loop Water main from Security Dr. to intersection of Security Dr. and proposed Regent Ave. extension:

Provide an 8-inch diameter water main loop from the northern end of the existing 6-inch diameter main on Security Drive to the proposed intersection of Security Dr. and Regent Ave.

Provide utility easement and public sewer and water extension between condos:

Individual condo units may not join a common private sewer lateral or water service. Provide minimum 20' wide easements for public water and sewer. Water line shall be 6-inch diameter. Provide for 8-inch sanitary sewer with manholes at dead ends.

Add a fire hydrant at the corner of Regent Ave. & Cornell St.:

For approval of final plans, a fire hydrant must be provided at a distance not to exceed 500 linear feet along streets.

Water service to existing machine shop off Security Drive:

Is this proposed or existing? If proposed, bring water service off of Regent Ave.

Proposed 6-inch water service to north side of Regent Dr.:

What is the proposed use for this parcel?

Ohio EPA Approvals:

Current Ohio EPA approvals for the sewer and water systems are required.

(See Jan. 11, 2006 memo)

County Planning

This property is classified by the Clark County **CROSSROADS** Land Use Plan as "Mixed Use" and "Community Commercial". The chart below indicates the current and proposed uses/zoning based on the plans as submitted which states - **"rezoning is anticipated for Lots 10, 11, 12, & 13 to R-4 Zoning District as the plat develops"**:

LOT #	CURRENT USE	PROPOSED USE	CURRENT ZONING	PROPOSED ZONING
10	vacant	condos	B-4	R-4
11	vacant	condos	B-2	R-4
12	vacant	condos	B-2	R-4
13	warehouse	condos	B-4	R-4
14	machine shop	machine shop	B-4	B-4
15	vacant	commercial use	B-2	B-2
16	vacant	commercial use	B-2	B-2

The condo development cannot occur without rezoning Lots 10 thru 13 as noted above. The commercial uses for Lots 15 & 16 are not indicated at this time.

Recommendation

The Planning Staff recommends approval of the Preliminary Plat for Northridge 13-C subject to the comments of the County Engineer's Office & County Utilities Department.

Attachments:

1. County Engineer's Letter
2. County Utilities Dept. Letter
3. Vicinity Map
4. Preliminary Plat

CLARK COUNTY ENGINEER

Bruce C. Smith, P.E., P.S.
4075 Laybourne Road
Springfield, OH 45505-3613
Telephone (937) 328-2484 Fax (937) 328-2473
<http://www.co.clark.oh.us/engineer/>

NORTHRIDGE 13-C

January 23, 2006

Line, Grade & Typical Section

Watershed

- The acreage and lot numbering provided on the calculations do not agree with those provided on the plan view. The rainfall for the 1-year storm is 2.4 inches, but only 1-inch is shown on the calculations.
- Provide enough information to distinguish between total site pre/post runoff and that which is actually directed to the 48" pipe storage.
- There appear to be about 4 acres of the subdivision subject to the critical flow analysis (lots 15 and 16 to provide separate storm water detention when developed).
- Provide sufficient calcs to determine what type of controls, if any, are required.

Typical Section –

- Change the cross slope on the typicals to 3/16"/ft.
- Also increase the 304 width past the back of curb to 1'.
- Continue the walk slope at least 1' beyond edge of walk before starting the back slope.
- Label the backslope accordingly (3:1 max, 4:1 preferred).
- Provide an item for commercial fertilizer.

CLARK COUNTY DEPARTMENT OF UTILITIES

Garfield Building
25 W. Pleasant Street
P.O. Box 1303
Springfield, Ohio 45501-1303
Telephone (937) 328-2493; Fax (937) 328-2616

Alice Godsey, P.E.
Director of Utilities

Christopher Neary
Business Systems Manager

January 11, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Mr. Phil Tritle, Senior Planner

Re: Review Comments –
Preliminary Plans, Northridge Sec.
13-C, Northridge, Ohio

Mr. Tritle,

The Clark County Utilities Department has reviewed the preliminary plan set for Northridge Sec. 13-C. prepared by Hoppes Engineering and Survey Company. The plan set consists of two (2) plan sheets. Our review comments for the referenced plan set are attached.

Based on our review, we recommend that the preliminary plans be approved by the Commission as they relate to utilities contingent upon the final plans addressing the attached comments. Note that our review and conditional approval of the preliminary plans does not preclude future review and comments of the final development plans by the Utilities Department.

Please let me know if you have any questions or comments concerning the above or attached.

Sincerely,



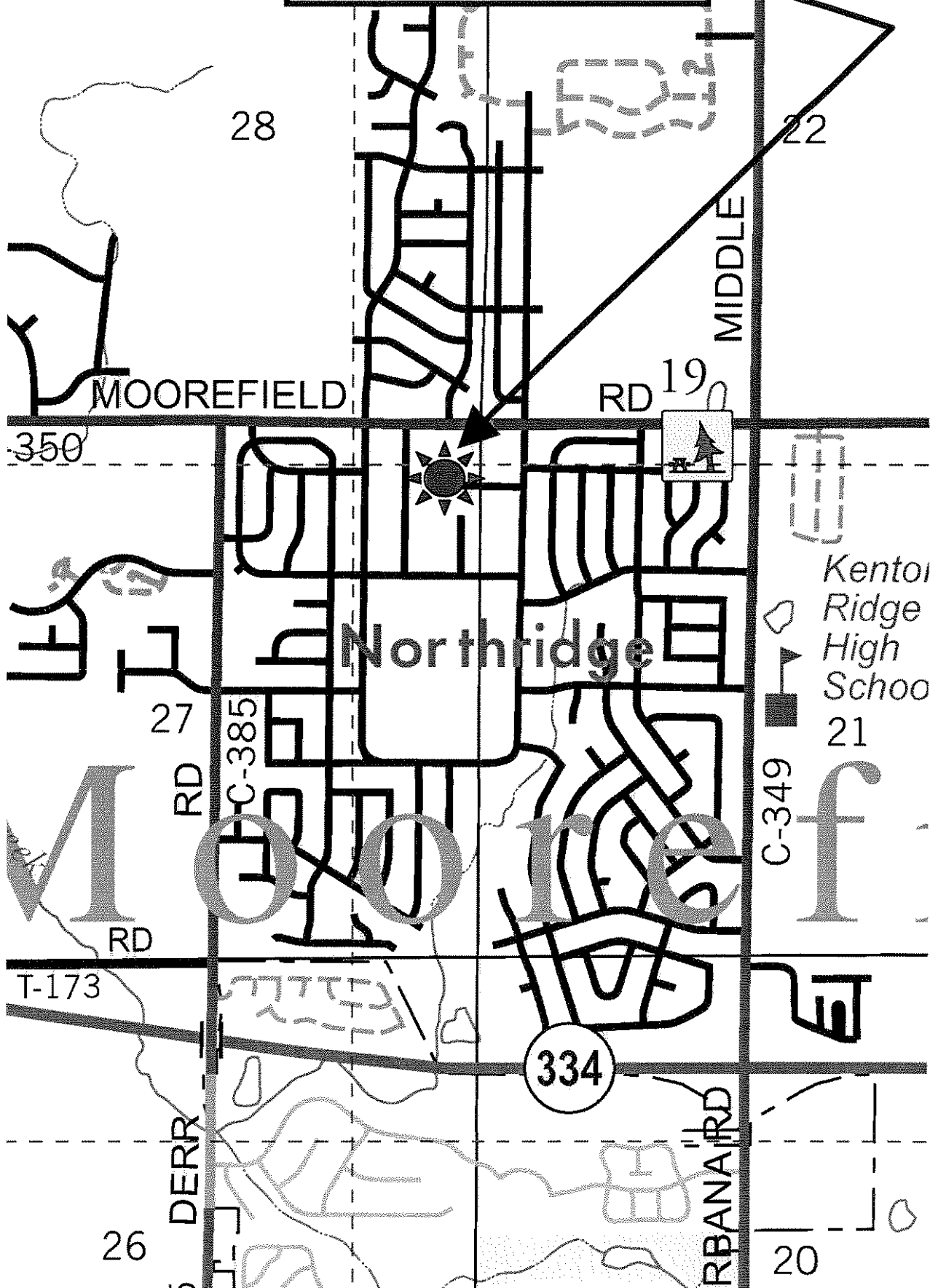
Charles W. Bauer, P.E.
Deputy Director of Utilities

cc: Director Godsey, email
Hoppes Engineering and Surveying, email
File

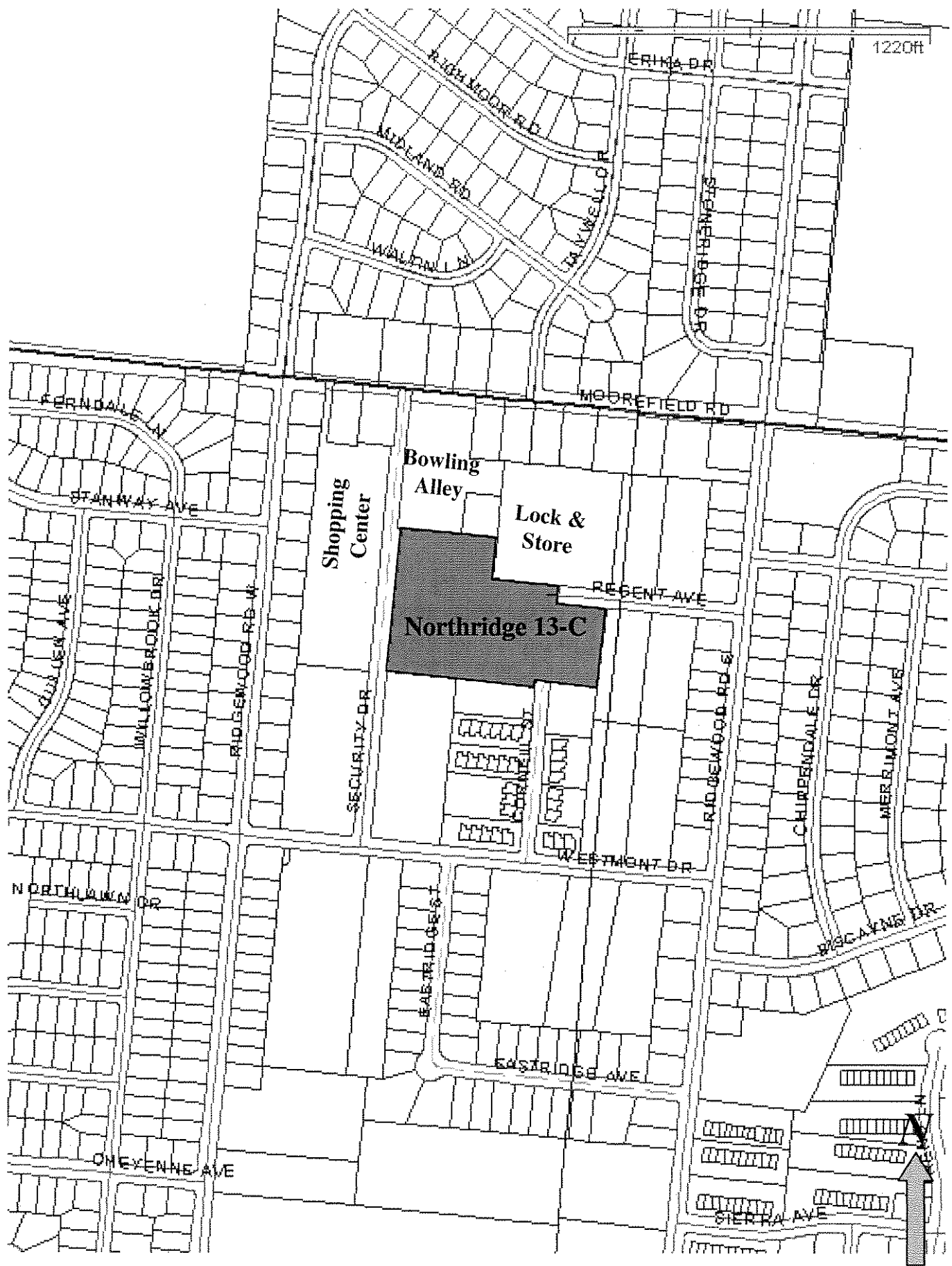
Attachment: Review Comments

CLARK COUNTY UTILITIES DEPARTMENT REVIEW COMMENTS			PROJECT: Northridge Sec. 13-C – Preliminary Plans		
			Plan Set Information (2 plan sheets)		Dated Received: 4-8-05
					Plot Date: 1-3-06
					Prepared By: Hoppes Engineering
					Reviewed By: C. Bauer
Item	Description	Sheet/Pg Ref.	Comment		
1	General Construction Notes and Standard Details	NA	A general notes section and standard details for utilities shall be provided with the final plan set and comply with current Clark County Technical Specifications for Sanitary Sewers and Water Mains.		
2	Loop water main from Security Dr. to intersection of Security Dr. and proposed Regent Ave. extension	Sheet 1 and 2	Provide an 8-inch diameter water main loop from the northern end of the existing 6-inch diameter main on Security Drive to the proposed intersection of Security Dr. and Regent Ave.		
3	Provide utility easement and public sewer and water extension between condos.	Sheet 1 and 2	Individual condo units may not join a common private sewer lateral or water service. Provide minimum 20' wide easements for public water and sewer. Water line shall be 6-inch diameter. Provide for 8-inch sanitary sewer with manholes at dead ends.		
4	Add a fire hydrant at the corner of Regent Ave. and Cornell St.	Sheet 1 and 2	For approval of final plans, a fire hydrant must be provided at a distance not to exceed 500 linear feet along streets.		
5	Water service to existing machine shop of off Security Drive	Sheet 1 and 2	Is this proposed or existing? If proposed, bring water service off of Regent Ave.		
6	Proposed 6-inch water service to north side of Regent Dr.	Sheet 1 and 2	What is the proposed use for this parcel?		
7	Ohio EPA Approvals	NA	Current Ohio EPA approvals for the sewer and water systems are required.		

LOCATION MAP



NORTHRIDGE 13-C - Preliminary Plat



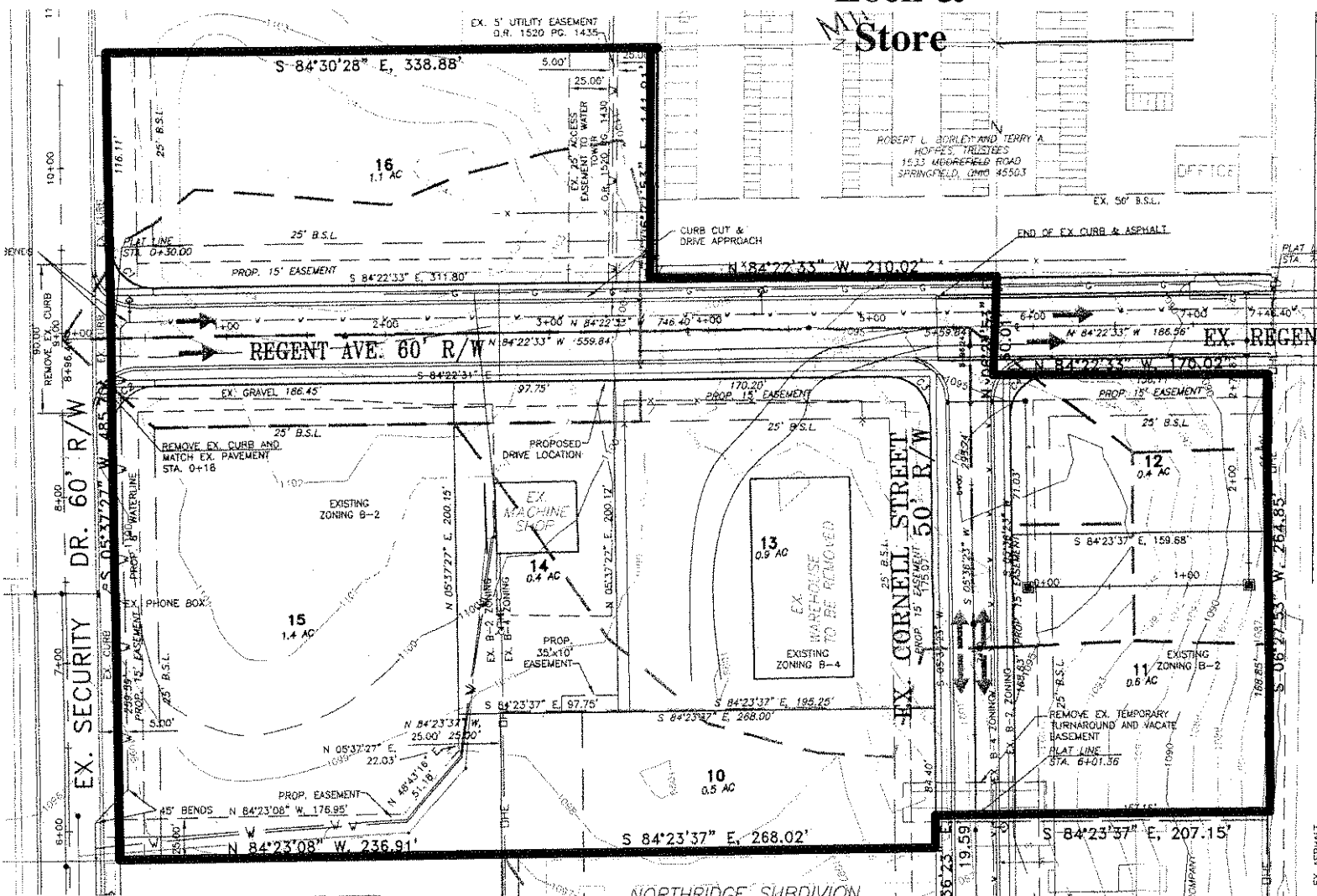
NORTHRIDGE 13-C - Preliminary Plat

Bowling Alley

Shopping
Center

New
Water
Tower

Lock &
Store



NORTHBRIDGE 13-C - Preliminary Plat

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, & related buildings & structures	
2. Agricultural-Related Processing & Marketing	
3. Single-Family Residential	
4. Single-Family Residential (restricted to lotsplits)	
5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	
6. Private Landing Field	
7. Day-Care Homes	
8. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations	
2. Private and Public Outdoor Recreation Areas	
3. Cemeteries	
4. Animal Hospitals, Veterinary Clinics & Kennels	
5. Resource and Mineral Extraction	
6. Demolition Disposal Facility	
7. Airports	
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	
9. Hospitals and Auxiliary Facilities	
10. Group Care Home	
11. Nursing Homes, Convalescent Homes, & Rest Homes	
12. Feed Lot, Grain Elevators, & Slaughterhouses	
13. Day-Care Centers	
14. Churches and Similar Places of Worship	
15. Primary and Secondary Schools	
16. Institutions of Higher Learning	
17. Garden Centers and Greenhouse	

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	N
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

Y = Yes (Permitted)

N = No (Not Permitted)

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

CLARK COUNTY ZONING

May 2003

General Uses - see zoning text for details and other restrictions

B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-in Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	--	--	--
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	--	--
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)